

LINK 49

BOSCOMBE BUSINESS PARK
AVONMOUTH BS10 7SB

A RANGE OF 15 INDUSTRIAL WAREHOUSE UNITS

1,434 - 4,660 SQ FT (133 - 433 SQ M)

AVAILABLE NOW TO LET

ESTABLISHED INDUSTRIAL
WAREHOUSE LOCATION

40%
ALREADY
LET



LOCAL OCCUPIERS

- | | | | |
|---|--|--|--|
| 1  | 6  | 11  | 16  |
| 2  | 7  | 12  | 17  |
| 3  | 8  | 13  | 18  |
| 4  | 9  | 14  | 19  |
| 5  | 10  | 15  | 20  |



ESTABLISHED
INDUSTRIAL / DISTRIBUTION
LOCATION



PROMINENT SITE
FRONTING M49
& SEVERN ROAD LINKING
AVONMOUTH TO BRISTOL



WITHIN CLOSE
PROXIMITY OF
JUNCTION 1 M49



SIX MILES TO
BRISTOL CITY CENTRE



LOCATED 3.5 MILES FROM
JUNCTION 18/18A
OF THE M5



15 INDUSTRIAL WAREHOUSE UNITS

**1,434 - 4,660 SQ FT
(133 - 433 SQ M)**

AVAILABLE NOW

KEY FEATURES



EXCELLENT SPECIFICATION



6M CLEAR EAVES HEIGHT



**FLOOR LOADING
35KN/M²**



**ELECTRIC LEVEL
LOADING DOORS**



**ALLOCATED CAR
PARKING**



**AVAILABLE
LEASEHOLD**



**UNITS CAN BE
COMBINED**



**READY FOR
OCCUPATION NOW**



ACCOMMODATION

UNIT	SQ FT	SQ M	PARKING
Unit H1	2,195	LET	
Unit H2	2,120	LET	
Unit H3	2,113	LET	
Unit H4	2,120	196.9	3
Unit H5	2,118	196.7	3
Unit H6	2,111	196.1	2
Unit H7	1,590	147.7	2
Unit H8	1,653	LET	
Units H9 & H10	4,660	432.9	8
Unit H11	1,434	133.2	2
Unit H12	1,440	133.7	2
Unit H13	1,436	133.4	2
Unit H14	1,436	LET	
Unit H15	1,480	LET	

Measurements on GIA basis.

Indicative Plan Only

LINK
49
UNITS 1-8



Unit 3 Warehouse



Unit 3 Office



Units 9+10 Warehouse



Units 9+10 Office

LINK
49
UNITS 9+10

LINK
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UNITS 11-15



Unit 11 Warehouse



All photography November 2022

Unit 11 Office

TENURE Units are available Leasehold.

PLANNING New units will have consent for all employment uses. Contact agents for further information.

SERVICE CHARGE Occupiers will be required to contribute a service charge for the upkeep of the common areas. Contact the agents for further information.

ENERGY PERFORMANCE CERTIFICATE Unit EPCs range from B32 to B38. Individual unit certificates are available upon request.

VAT All figures are exclusive of VAT if applicable.

MAINS SERVICES All units will have the benefit of mains drainage; water; BT fibre and 3-phase electricity.

MONEY LAUNDERING REGULATIONS As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank / RPC will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

RATEABLE VALUE The buildings have not been assessed. Please contact agents for likely rates payable.

LEGAL COSTS Each party to be responsible for their own legal costs.



HENRY ANGELL-JAMES MEMORIAL TRUST

We are proud to support the Henry Angell-James Memorial Trust and will fit a publicly accessible defibrillator in close proximity to the scheme.

<https://www.hajmt.co.uk/>



VIEWINGS / ENQUIRIES

For further information or to arrange a viewing, please contact:



A joint development by



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